



CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
ONE CITY HALL PLAZA  
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Date: January 6, 2006

**DECISIONS FROM THE JANUARY 5, 2006 ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING AND BUSINESS MEETING**

**PUBLIC HEARING**

1. Case #01-ZO-2006 – Gerard L. Lemay (Agent) proposes to maintain four (4) parking spaces and rear exit deck in order to maintain conversion of property from a one to a two family dwelling and seeks **variances** from Sections 6.07 rear yard setback and 10.09 (B) parking setbacks of the Z.O., as per plans submitted November 28, 2005 at **442 Bartlett St. - Granted**
2. Case #02-ZO-2006 – Michael McCoolle (Agent) proposes to convert from a two-family to a three-family dwelling and create six paved parking spaces and seeks **variances** from Sections 10.03 (D) Accessible spaces and 10.08 (A) driveway location of the Z.O., as per plans submitted November 30, 2005 at **8 Rimmon St. – Granted with stipulation: bumpers to be installed along parking area to maintain back yard green space.**
3. Case #03-ZO-2006 – Robb Swartz (Agent) proposes to erect a 6' x 7'-8" free-standing sign and seeks a **variance** from Section 9.09 (A) signs of the Z.O., as per plans submitted December 1, 2005 at **245 Hooksett Rd. - Granted**
4. Case #04-ZO-2006 – Richard Gearty (Owner) proposes to build an 8' x 12' mudroom and maintain shed and seeks **variances** from Sections 8.24 (A) 3 Accessory Structures and 10.09 (B) parking setbacks of the Z.O., as per plans submitted December 8, 2005 at **88 Medford St. - Granted**
5. Case #05-ZO-2006 – Ronald Poltak (Owner) proposes to subdivide parcel to create two buildable lots and seeks **variances** from Section 6.02 (2 counts) frontage (Lot #1) and width (Lot #2) of the Z. O., as per plans submitted November 14, 2005 at **Penny Lane (Map 495/Lot 12). - Granted**

6. Case #06-ZO-2006 – Douglas Verbeck (Owner) proposes to demolish a 14' x 35' one-story section of home and replace with new one and two-story additions; also maintain as a separate non-conforming lot where consolidation with 90 Sherburne St. held in same ownership is required and seeks **variances** from Section 6.07 (3 counts) side yard setbacks, (2 counts) rear yard setback and 11.03 (D) 2 (d) consolidation requirement of the Z.O., as per plans submitted December 8, 2005 at **82 Sherburne St. - Tabled**
7. Case #07-ZO-2006 – Michael Reed (Agent) proposes to occupy 2,985-sq. ft. for medical offices previously granted under variance for professional offices and seeks a **variance** from Section 5.10(H-2)1 medical offices of the Z.O., as per plans submitted December 9, 2005 at **222 River Rd. - Granted**
8. Case #08-ZO-2006 – Attorney Andrew Sullivan (Agent) proposes to build a two-family dwelling with garages under and allow access over non-paved street and seeks **variances** from Sections 6.07 (3 counts) lot frontage, width and height in stories of the Z.O., as per plans submitted December 13, 2005 at **365 West Mitchell St. - Tabled**
9. Case #09-ZO-2006 – Attorney John Cronin (Agent) proposes to demolish existing structure and build a new one-story retail store and seeks **variances** from Sections 6.07 side yard setback, 8.22 (D) retaining wall and 10.05 (2) number of loading spaces of the Z.O., as per plans submitted December 15, 2005 at **1571 So. Willow St. – Granted with stipulation: Contingent upon Planning Board approval of the final Site Plan.**
10. Case #10-ZO-2006 - Darrell J. Fraser (Owner) proposes to convert one-stall garage to living space and provide one parking space and seeks a **variance** a variance from Section 10.09 B parking setback of the Z.O., as per plans submitted December 14, 2005 at **34 Hoyt St. - Denied**
11. Case #11-ZO-2006 – Jennifer Robichaud (Agent) proposes to replace a 174-sq. ft. internally illuminated sign with a 480 sq. ft. internally illuminated freestanding sign and seeks a **variance** from Section 9.09 (D) signs of the Z.O., as per plans submitted December 14, 2005 at the **Elliot Hospital, 1 Elliot Way. - Granted**
12. Case #12-ZO-2006 – Attorney Andrew Sullivan (Agent) proposes to create two lots; authorizing Lot A as a buildable lot and Lot B, maintain single family dwelling with rear yard shed and front steps and seeks **variances** from Section 6.02 Lot width and 6.07 lot area at Lot A and Section 6.07 (4 counts) lot area, frontage, width and front yard setback at Lot B of the Z.O., as per plans submitted December 13, 2005 at **19 Stockholm St. - Granted**
13. Case #13-ZO-2006 – Amy Sanders (Agent) proposes to build a three-story addition to former school and convert entire structure to 34-units of congregate housing and seeks **variances** from Sections 5.10(A)10 Congregate housing, 6.07 (3 counts) height in feet, height in stories, floor area ratio, 8.24 (A) 1 Accessory Structures, 10.07 (G) parking landscaping and 10.09 (B) parking setbacks of the Z.O., as per plans submitted December 14, 2005 at **435 Amory St. - Granted**

14. Case #14-ZO-2006 – Michael Reed (Agent) proposes to convert existing building from accessory administrative offices to resident caretaker dwelling and seeks a **variance** from Section 5.11 M (5) caretaker's dwelling of the Z.O., as per plans submitted October 24, 2002 at **2291 Elm St. - Granted**

**BUSINESS MEETING**

No Request for Rehearings.

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may file a Motion for Rehearing within 30 days.